

ARTICLE X-A SPECIAL USE DISTRICT

Section 1001-A Purpose of District

The purpose and intent of the Special Use District zoning classification is to permit the City Council the right to establish needed zoning districts for a number of specific types of land use development which do not fit compatibly into the established zoning districts because of their size, unique characteristics, or institutional nature.

Section 1002-A Uses Permitted

1. Hospitals, public health centers, nurses' training facilities, extended care and nursing facilities, and other directly related medical uses.
2. Country clubs, golf courses, private clubs and parks, public swimming pools, neighborhood parks and playgrounds, public tennis courts, public riding academies and stables, animal shelters, football stadiums, outdoor tracks, zoos, soccer facilities, health clubs/fitness centers, Boys & Girls Clubs, YMCA's, YWCA's, and other directly related recreational uses.
3. Public and private schools, colleges, universities, libraries, research centers for institutions of higher learning, and other directly related educational uses.
4. Governmental offices, civic centers, public auditoriums, public and private airports, cultural centers, fire and police department facilities, post offices, public utility buildings, museums, art galleries, and other directly related civic facilities.
5. Churches, synagogues, convents, monasteries, rectories, cemeteries, funeral parlors where part of a cemetery, and other directly related religious institution uses.
6. Interstate Highway rights-of-way.
7. Radio and television stations.

Section 1003-A Uses Which May be Permitted as Use Permits

The following Use Permits are permitted provided they are established in accordance with the procedures and provisions of this Ordinance:

1. Commercial Communication Towers.

Section 1004-A Regulations

1. Minimum lot area - five (5) acres.
2. Minimum yard requirements - twenty-five (25) feet, except the yard shall be increased by one (1) foot for each five (5) feet of building height over forty-five (45) feet.
3. Maximum height - one hundred fifty (150) feet.
4. Lot coverage - sixty-five percent (65%), including accessory structures.

5. All refuse areas shall be completely screened from the street and from adjacent properties by a six (6) foot high wood or masonry fence or by natural plants or trees of equal minimum height so planted as to provide maximum opacity.
6. No exterior storage shall be permitted.
7. When more than one principal building is located on a parcel, an open space or court between buildings shall be provided as follows:

| <u>Building Orientation</u> | <u>Distance</u> |
|-----------------------------|-----------------|
| Face to face | 30 feet |
| Face to end | 20 feet |
| Corner to corner | 15 feet |
| End to end | 15 feet |

(A) Face - exterior plane of a building having the greatest length

(B) End - a secondary exterior plane of a building, not a face

8. Commercial Communication Towers: See Section 1104-A